

## **12. APPENDIX MATERIALS**

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A. Reference Materials/Organizations

B. Vacant Land Inventory: No Infrastructure Constraints

C. Underutilized Land Inventory: No Infrastructure Constraints

## **A. REFERENCE MATERIALS/ORGANIZATIONS**

Area Agencies on Aging (Alameda County, Contra Costa County, Santa Clara County, San Mateo County and San Francisco County), "Coming of Age in the Bay Area," 1999

California Budget Project, "Locked Out: California's Affordable Housing Crisis", May 2000

Housing California, The Long Wait: A Critical Shortage of Housing in California April 2000

State of California, Department of Housing and Community Development Raising the Roof: California Housing Development Projections and Constraints May 2000

[www.hcd.ca.gov/hpd/hrc/rtr/](http://www.hcd.ca.gov/hpd/hrc/rtr/)

State of California, Department of Housing and Community Development Pay to Play 1999

[www.hcd.ca.gov/hpd/hrc/rtr/](http://www.hcd.ca.gov/hpd/hrc/rtr/)

State of California, Department of Housing and Community Development The State of California's Housing Markets 1990-97 January 1999

[www.hcd.ca.gov/hpd/hrc/plan/shp](http://www.hcd.ca.gov/hpd/hrc/plan/shp)

Town of Los Gatos, "Five Year Affordable Housing Production Plan, July 1, 1999-June 30, 2004"

Association of Bay Area Governments (ABAG)

[www.abag.ca.gov](http://www.abag.ca.gov)

State of California, Department of Finance

[www.dof.ca.gov](http://www.dof.ca.gov)

State of California, Department of Housing and Community Development

[www.hcd.ca.gov](http://www.hcd.ca.gov)

State of California, Department of Rehabilitation

[www.dor.ca.gov](http://www.dor.ca.gov)

State of California, Employment Development Department

[www.edd.ca.gov](http://www.edd.ca.gov)

## B. VACANT LAND INVENTORY: NO INFRASTRUCTURE CONSTRAINTS

<i>ZONING</i>	<i>GENERAL PLAN DESIGNATION</i>	<i>PERMITTED USES</i>	<i>CONDITIONAL USES</i>	<i># OF ACRES</i>	<i>ESTIMATED UNITS</i>
<b>Single Family Residential District</b>		Single-family detached dwelling per lot; small-family day home,  Agriculture, except commercial greenhouses, nurseries	Public buildings, schools; parks; golf courses; churches; private recreation; large group homes		
HR-1	Hillside Residential	Same as above	Same as above	27.20	<u>27</u>
HR-2.5	Hillside Residential	Same as above	Same as above	112.98	<u>45</u>
HR-5	Hillside Residential	Same as above	Same as above	29.51	<u>5</u>
R-1:8	Low Density, 0-5	Same as above	Same as above	22.46	<u>100</u>
R-1:10	Low Density, 0-5	Same as above	Same as above	0.14	<u>1</u>
R-1:12	Low Density, 0-5	Same as above	Same as above	2.55	<u>7</u>
R-1:20	Low Density, 0-5	Same as above	Same as above	6.0	<u>12</u>
<b>One and Two Family Residence District</b>	Medium Density	Single-family dwelling; Two-family dwelling; Small family day care home; Residential care facility.			
RD	0-5 units per acre		Same as above	0.18	<u>1</u>
R1-D (Downtown Zone)	5-12 units per acre		Same as above	6.54	<u>33-78</u>

<b>Multiple Family Residential District</b>	<b>Medium Density</b>	Single-family dwelling; Two-family dwelling; Small family day care home; Residential care facility.	Large recycling collection facilities; condo conversion		
R-M: 5-12	5-12 units per acre			19.69	<a href="#">98-236</a>
R-M: 5-20	5-20 units per acre			0.58	<a href="#">3-10</a>
R-M: 12-20	12-20 units per acre			0.74	(PD Already Approved)
<b>Non-Residential Districts</b>					
<b>O</b>	Office Professional; Public	Office, administrative, professional, medical, dental, optical and other professional non-retail uses.	Single-, two- and multiple family units; Residential condo;	<b>0.62</b>	
C-1	Neighborhood Commercial	Retail, personal service, limited manufacturing associated with on-site sales.	Same as above, except no apartment hotel or boarding house	<b>0.68</b>	
C-2	Central Business District	Same as above, plus office activities and single-family and two-family in conjunction with other permitted uses.	Same as above plus apartment hotel and boarding house	<b>0.62</b>	
CH	Highway Commercial	Commercial service, retail uses	Same as above plus apartment hotel and boarding house	<b>0.86</b>	
LM	Light Industrial; Service Commercial	Light industrial uses	Same as above except no apartment hotel.	<b>1.37</b>	
<b>TOTAL</b>				<b>233.42</b>	

## C. UNDERUTILIZED LAND INVENTORY: NO INFRASTRUCTURE CONSTRAINTS

Single Family Residential District	General Designations	Plan	Single-family detached dwelling per lot; small-family day home, Agriculture, except commercial greenhouses, nurseries	Public buildings, schools; parks; golf courses; churches; private recreation; large group homes		Estimated Number of Units
HR-1	Hillside Residential		Same as above	Same as above	20.37	20
HR-2.5	Hillside Residential		Same as above	Same as above	125.67	50
HR-5	Hillside Residential		Same as above	Same as above	54.43	10
R-1:8	Low Density, 0-5		Same as above	Same as above	4.57	25
R-1:10	Low Density, 0-5		Same as above	Same as above	0.0	
R-1:12	Low Density, 0-5		Same as above	Same as above	0.0	
R-1:20	Low Density, 0-5		Same as above	Same as above	10.10	20
<b>One and Two Family Residence District</b>	Medium Density		Single-family dwelling; Two-family dwelling; Small family day care home; Residential care facility.			
RD	0-5 units per acre			Same as above	0.0	
R1-D (Downtown Zone)	5-12 units per acre			Same as above	0.0	
<b>Multiple Family Residential District</b>	Medium Density		Single-family dwelling; Two-family dwelling; Small family day care home; Residential care facility.	Large recycling collection facilities; condo conversion	0.0	
R-M: 5-12	5-12 units per acre				0.0	
R-M: 5-20	5-20 units per acre				0.0	
R-M: 12-20	12-20 units per acre				0.0	
<b>Non-Residential Districts</b>						
<b>O</b>	Office Professional; Public		Office, administrative, professional, medical, dental, optical and other professional non-retail uses.	Single-, two- and multiple family units; Residential condo;	<b>0.0</b>	
C-1	Neighborhood Commercial		Retail, personal service, limited manufacturing associated with	Same as above, except no apartment	<b>0.0</b>	

		on-site sales.	hotel or boarding house		
C-2	Central Business District	Same as above, plus office activities and single-family and two-family in conjunction with other permitted uses.	Same as above plus apartment hotel and boarding house	<b>0.0</b>	
CH	Commercial Highway	Same as above, except no residential unless by conditional use permit.	Same as above plus apartment hotel and boarding house	<b>1.07</b>	
LM	Low Density Manufacturing: Light Industrial		Same as above except no apartment hotel.	<b>0</b>	
RC	Open Space; Agriculture, Mixed Use Commercial (North Forty Area)			<b>80.87</b>	
<b>TOTAL</b>				<b>297.08</b>	